

043.A

0007

0034.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
848,200 / 848,200
848,200 / 848,200
848,200 / 848,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WANG CHENCHEN	
Owner 2:	
Owner 3:	

Street 1: 34 PARK STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: CARNEY JOHN A -
Owner 2: -
Street 1: 98 RICHFIELD ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
5/31/2018 Measured DGM D Mann
2/22/2016 NEW CONDO PC PHIL C

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7367

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/Ha: 0.00000	Total SF/SM: 0	Parcel LUC: 102	Condo	Prime NB Desc: CONDO	Total: _____	Spl Credit: _____	Total: _____
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	848,200			848,200		317351
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18



USER DEFINED

Prior Id # 1: 30754
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 22:09:54
LAST REV
Date Time
05/31/18 16:19:45
danam
16238
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	Master Deed 65332-491.										
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	6 - Slab			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good											
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	2	Rating:	Very Good											
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good											
Color:	GRAY			A Kits:		Rating:												
View / Desir:				Fpl:	1	Rating:	Very Good											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION														
Year Blt:	2014	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:	G17	Fact:	.	Floor:	M	- Multi-Level												
Const Mod:				% Own:	50.000000000													
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	1.5 %												
Prim Int Wal	1 - Drywall			Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition:	T - Typical			Special:		%												
Prim Floors:	3 - Hardwood			Override:		%												
Sec Floors:	3 - Hardwood	50%		Total:	1.5 %													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	250.00													
Bsmnt Gar:				Size Adj.:	0.82258064													
Electric:	3 - Typical			Const Adj.:	0.94990498													
Insulation:	2 - Typical			Adj \$ / SQ:	195.343													
Int vs Ext:	S			Other Features:	67951													
Heat Fuel:	2 - Gas			Grade Factor:	1.21													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.64999998													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:	100	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	861070													
% Com Wal		% Sprinkled		Depreciation:	12916													
				Deprecated Total:	848154													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																		
Model:								Serial #:				Year:		Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.A-0007-0034.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				